LOT 45
IN OR 2139/1401
CARTESIAN POINTE #1 PB 6/345

JMV MACON PROPERTIES LLC
29 SALT MARSH DR
FERNANDINA BEACH, FL 32034

**2025**

**09-2N-27-0230-0045-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

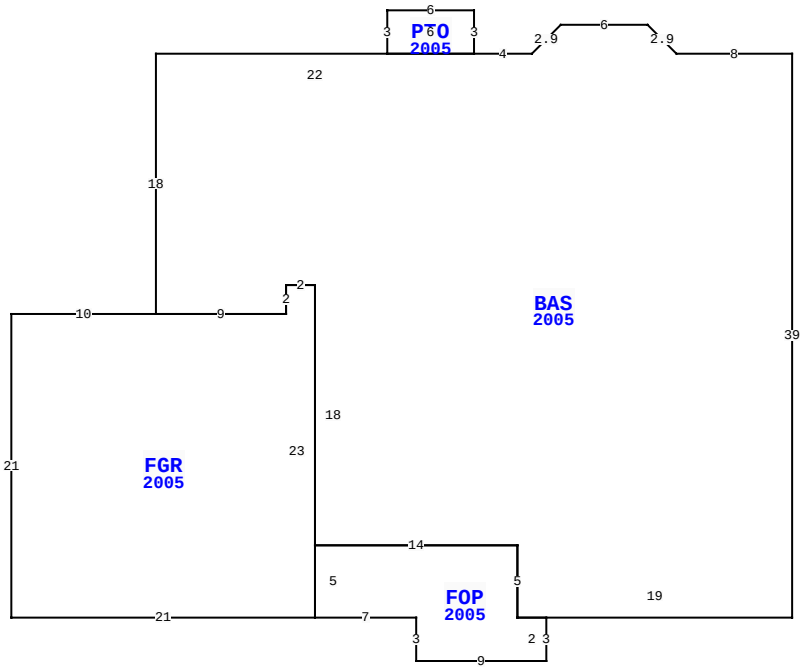
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4050.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,427 | 100 | 2005 | 1,427 | 150,114 |
| FGR | 445 | 55 | 2005 | 245 | 25,773 |
| FOP | 97 | 30 | 2005 | 29 | 3,051 |
| PTO | 18 | 5 | 2005 | 1 | 105 |
| TOTALS | 1,987 | | | 1,702 | 179,042 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,702 | 116.0250 | 116.02 | 197,466 | 2005 | 2005 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 0% - 0 Heated Area: 1427 HX Base Yr




86044 MEREDITH CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 179,042 |
| TOTAL MARKET OB/XF VALUE | 3,206 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 232,248 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 232,248 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 232,248 |
| TOTAL JUST VALUE | 232,248 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 224,649 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413372 | NEW CONSTR | 108,887 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2139/1401 | 8/11/2017 | SW | U | I | 18 | 155,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: JMV MACON PROPERTIE | | | | | | |
| 2106/0792 | 3/13/2017 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W8 U2 L2 W6 D2 L2 W4 PTO=[YR=2005] N3 W6 S3 E6$ W22 S18 FGR=[YR=2005] W10 S21 E21 FOP=[YR=2005] E7S3 E9 N3 W2 N5 W14 S5$ N23 W2 S2 W9$ E9 N2 E2 S18 E14 S5 E19N39$ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 734.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 3,206 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,206

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | RES POND | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS